

GRIFFIOEN.



9 GORE STREET
HALSWELL



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THEIR FIRST. NOW YOURS.

 3  1  2  117 m²  588 m²

Nine years ago, two people bought this house as their first home.

They liked the sun. The quiet street. The fully fenced front yard. The north-facing deck that catches the afternoon light and doesn't let go. They figured they'd stay a few years, get comfortable, see what came next.

What came next was three kids.

The home that once felt perfectly sized now has small shoes at the door, drawings on the fridge, and not quite enough bedrooms. It's been a great nine years. But the family has outgrown it, and they need someone else to love it as much as they have. That someone is probably you.

The layout is simple and it works. Three bedrooms, one bathroom, kitchen and dining at the centre of it all. There's an extra space off the dining — the current owners use it as a play area and a home office, which tells you something about how well it works for the day-to-day. The deck sits off the living area, north-facing and warm, with the afternoon sun moving through the dining room behind it. Step outside and you stay in the light.

- Solar hot water heating
- Four heat pumps (yes, really)
- Ceiling and underfloor insulation
- North-facing deck and fully fenced front yard
- Freehold, 588m² section
- Zoned for Oaklands Te Kura o Ōwaka

WELCOME.

Halswell is the kind of suburb that gets better the longer you're in it. Halswell Domain is close by — miniature trains, parks, and playgrounds. The local library is nearby. The chippy is walking distance. Halswell shopping centre handles the everyday essentials, and The Acres, a new retail and hospitality precinct, opens later this year.

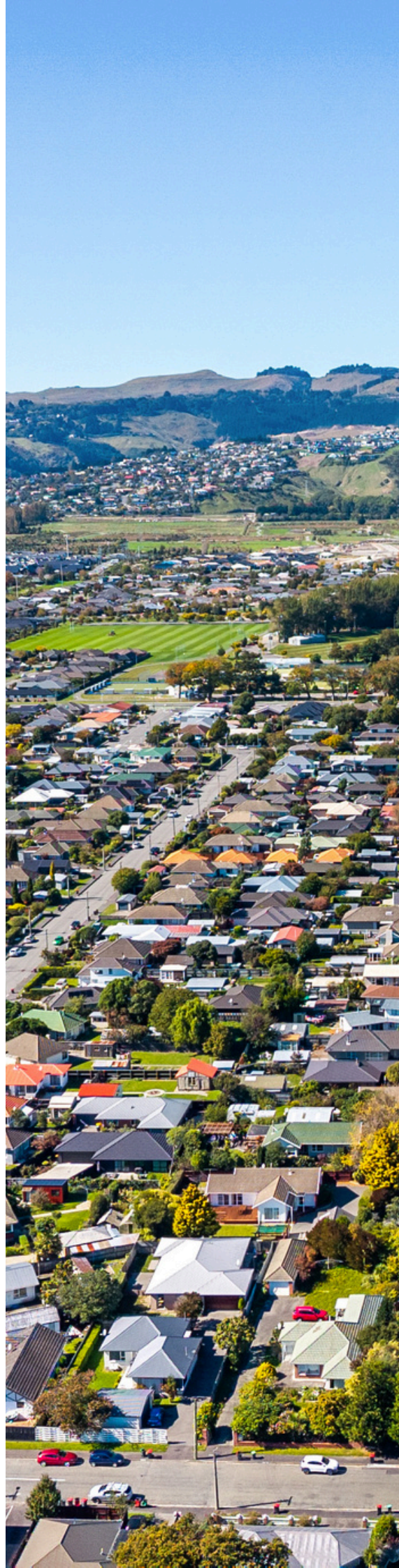
The owners started here. It was a good place to start.

AUCTION ON SITE
SATURDAY 2 MAY 2026 AT 12 NOON
(UNLESS SOLD PRIOR)

Legals

Land area	588 m ²
Floor area	117 m ²
Tenure	Freehold
Rateable value	\$710,000
Land value	\$385,000
Improvements value	\$325,000
Rates	\$4,206.38
Council zone	Residential Suburban
Technical category	TC2

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Construction

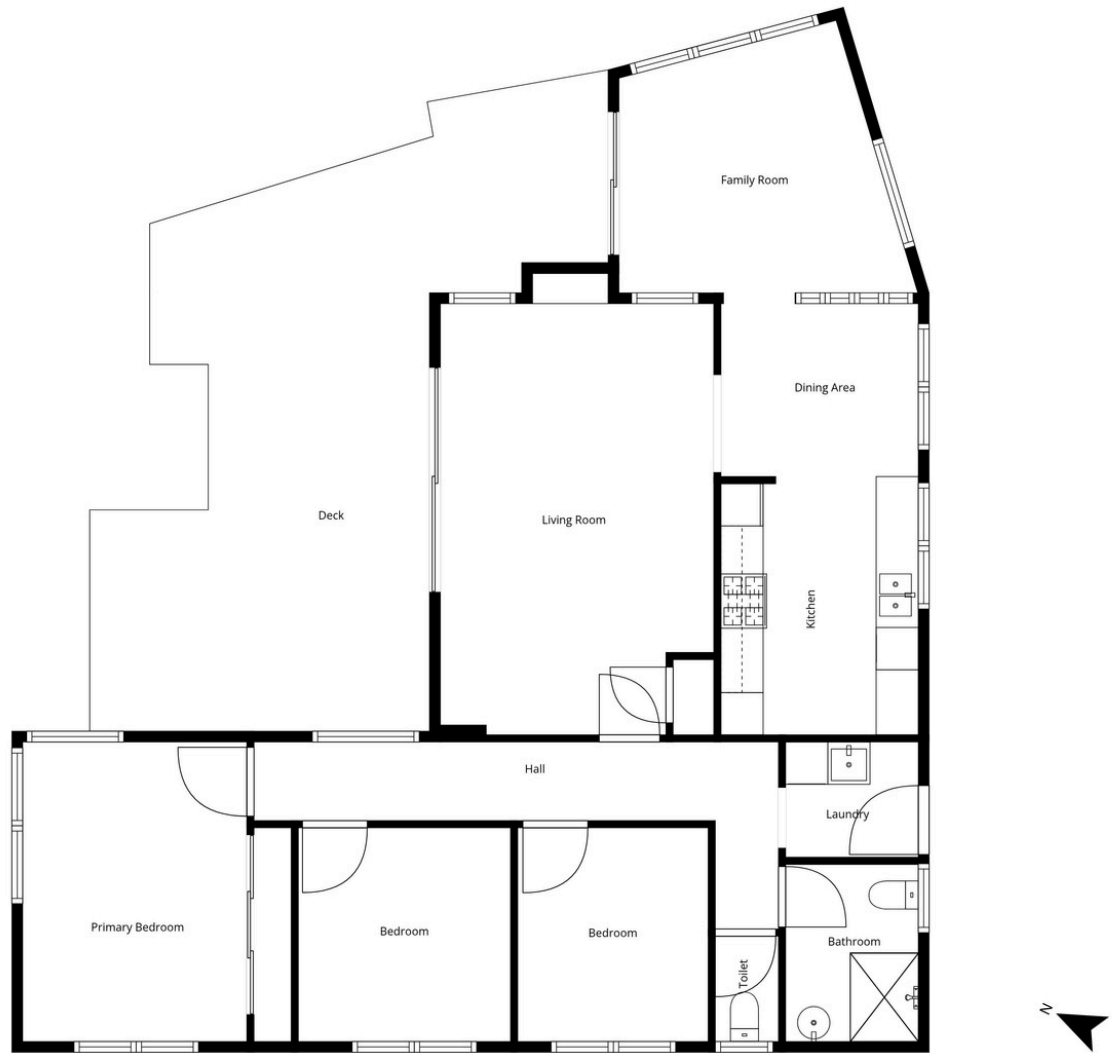
EQ repairs	Settled and repaired
Year built	1966
Exterior	Concrete
Roof	Iron
Joinery	Aluminium, timber

Energy

Heating	Heat pump x 4
Insulation	Underfloor, ceiling
Water heating	Electric, solar

Education

Early childhood	BestStart Nottingham Ave
Primary	Oaklands Te Kura o Ōwaka
Secondary	Hillmorton High School



This Floor Plan has been created using Cubicasa. While measurements are considered highly reliable, they cannot be guaranteed.



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GRIFFIOEN.



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